



Avoca, 57 Compton Drive, Eastbourne, BN20 8DA

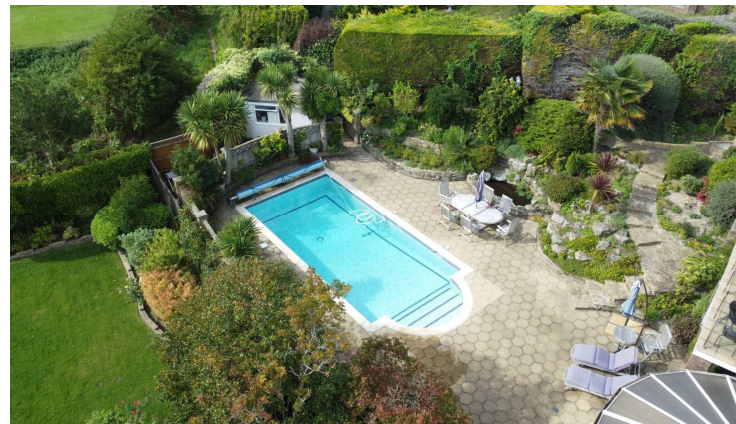
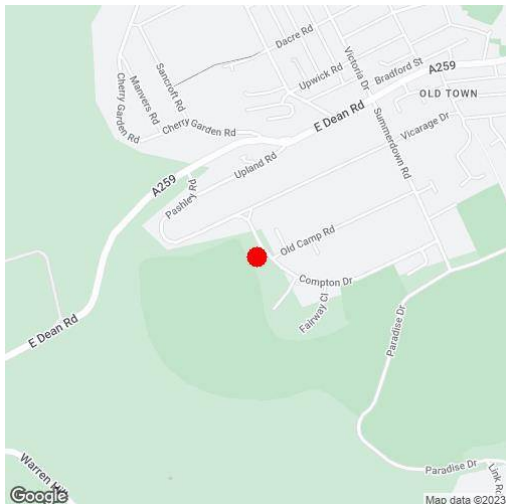
Guide Price £1,100,000 | Freehold

**LS Leaper
Stanbrook**

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Backing directly onto The Royal Eastbourne Golf Course and commanding truly exceptional views, a beautifully appointed detached residence set within secluded south westerly facing gardens in the highly sought-after Summerdown area of Eastbourne. Avoca provides particularly well-proportioned and versatile accommodation, principally arranged on the hall floor to take full advantage of the magnificent panoramic views to The South Downs and sea. There are two generous reception rooms, set around an impressive reception hall, with patio doors opening from the dining room onto the extensive terrace with glass and chrome balustrades exploiting the wonderful southwesterly aspect. The kitchen/breakfast room has been re-fitted in recent years and comprises a comprehensive range of modern wall and base units beneath granite work surfaces, with a central island. A range of Neff integrated appliances include an oven, microwave, 5- ring induction hob, dishwasher and fridge/freezer, with the adjacent utility room having plumbing for a washing machine, together with space for a tumble dryer and additional fridge/freezer. There are two bedrooms and the family bathroom on the hall floor, including the master bedroom with a beautifully appointed en-suite bathroom with a bath, large shower cubicle and twin hand wash basins. Both of these bathrooms have underfloor heating. Stairs lead down to the garden floor with two further bedrooms, both with en-suite shower rooms together with a 26' conservatory opening onto the south westerly facing rear garden which extends to approximately 70' with a rear gate providing direct access onto the golf course. The landscaped gardens are a particular feature and enjoy considerable seclusion. They are principally paved for ease of maintenance with well stocked borders and rockeries with architectural plants and specimen trees. Of particular note is the large heated swimming pool which enjoys excellent privacy from neighbouring properties. There is ample off-road parking in addition to the double garage to the front. An internal inspection is essential to appreciate the merits of this outstanding family home.





At a Glance:

- Backing directly onto The Royal Eastbourne Golf Course
- Exceptional panoramic views
- Favoured Summerdown location
- Secluded south westerly facing gardens with heated swimming pool
- Two reception rooms
- Re-fitted kitchen/breakfast room
- Four double bedrooms
- Four bathrooms (three en-suite)
- Double garage
- Beautifully appointed throughout

Accommodation:

ENTRANCE PORCH

RECEPTION HALL

18'3" (5.56m) x 12'0" (3.66m)

SITTING ROOM

19'2" (5.84m) x 13'4" (4.06m)

DINING ROOM

14'0" (4.27m) x 11'0" (3.35m)

TERRACE

KITCHEN/BREAKFAST ROOM

15'1" (4.6m) x 13'4" (4.06m)

UTILITY ROOM

11'9" (3.58m) x 5'4" (1.63m)

MASTER BEDROOM

15'6" (4.72m) x 12'0" (3.66m)

EN-SUITE BATHROOM/SHOWER ROOM

BEDROOM 2

15'7" (4.75m) x 11'4" (3.45m)

BATHROOM/SHOWER ROOM

GUEST BEDROOM

15'6" (4.72m) x 15'3" (4.65m)

EN-SUITE SHOWER ROOM

BEDROOM 4

19'2" (5.84m) x 13'6" (4.11m)

EN-SUITE SHOWER ROOM

CONSERVATORY

26'4" (8.03m) x 9'10" (3m)

OUTSIDE:

GARDENS FRONT & REAR

SWIMMING POOL

DOUBLE GARAGE

19'10" (6.05m) x 16'1" (4.9m)

COUNCIL TAX:

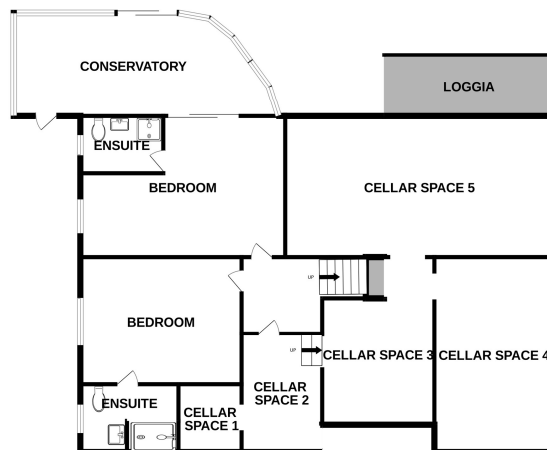
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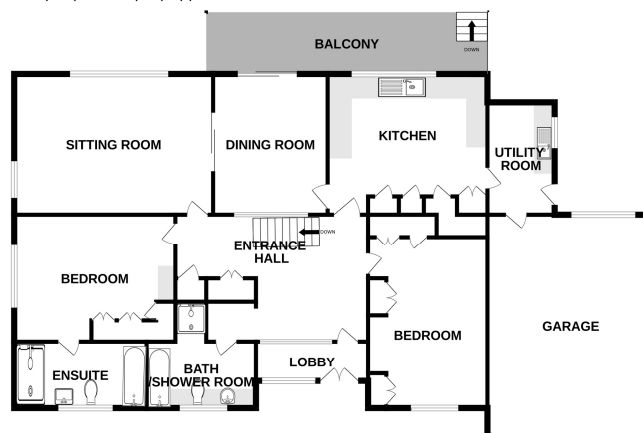
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GROUND FLOOR
1634 sq.ft. (151.8 sq.m.) approx.



1ST FLOOR
1826 sq.ft. (169.6 sq.m.) approx.



TOTAL FLOOR AREA : 3459 sq.ft. (321.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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